

CITY OF BEAVERTON

BOARD OF DESIGN REVIEW

FINAL AGENDA

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005
APRIL 26, 2001

6:30 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCES

1. **HOME DEPOT**

(Request for continuance)

The following land use application has been submitted for an approximately 105,500 square foot commercial building, a 14,700 square foot garden center, and 194 space parking structure on approximately 7.82 acres of land located at 5150 SW Western Avenue. The development proposal is located on Assessor's Map 1S1-14CB on Tax Lot's 1000 and 1100 and is zoned Campus Industrial (CI) with a Development Control Area (DCA) overlay district.

BDR99-00231: Type III Design Review

Request for Design Review approval of a proposed commercial project. The proposal includes a new building, parking structure, sidewalks, and associated landscaping. The Board of Design Review will review the overall design of the proposal.

2. **MURRAY HILLS CHRISTIAN CHURCH ADDITION**

(Continued from March 8, 2001)

The following land use applications have been submitted for the proposed expansion of Murray Hills Christian Church, an existing church facility, located at 15050 SW Weir Road. Murray Hills Christian Church is generally located west of SW 148th Avenue and south of SW Weir Road. The site can be specifically identified as Tax Lot 400 on Washington County Assessor's Map 1S1-32AA. The subject property is zoned Urban Standard Density (R-5) and is approximately 3.89 acres in size. Within the R-5 zone, churches and related facilities are permitted as a conditional use.

BDR2000-0185: Type III Design Review

The Board of Design Review will consider the building design, landscaping and other site development conditions. Site grading is proposed to the southern portion of the site to accommodate the proposed building addition and to modify the existing on-site storm water quality facility. The proposed church addition is intended to match the existing building architecture. No expansion to the existing parking lot area is proposed. Landscaping is proposed on the southern portion of the site. In taking action on the proposed development, the Board of Design Review shall base its decision on the approval criteria listed in Section 40.10.15.3.C. of the Beaverton building, associated landscaping, parking, and sidewalks.

NEW BUSINESS

PUBLIC HEARINGS

1. BDR2000-0212: FANNO CREEK MULTI-USE PATH

(Request for indefinite continuance)

A proposal to extend the Fanno Creek bikeway system from Denney Road north to Allen Boulevard. The Board of Design Review will review the overall design of this request including path layout, bridge design, landscaping, viewing areas, and interpretive signing locations. In taking action on the proposed development, the Board shall base its decision on the approval criteria listed in Section 40.10.15.3.C. The development proposal is located at between SW Allen Boulevard and SW 105th Avenue; Washington County Assessor's Map 1S1-22AA on Tax Lots 100, 200, 300, 400, 500 and on Map 1S1-22AD on Tax Lot 1900. The affected parcels are zoned Community Service (CS) and are approximately a total of 23 acres in size.

2. TPP2000-0003: FANNO CREEK MULTI-USE PATH TREE PRESERVATION PLAN

(Request for indefinite continuance)

The applicant requests Tree Preservation Plan approval to remove trees within an area identified as a "significant grove" on Beaverton's Inventory of Significant Trees. The Tree Preservation Plan is proposed with this project to evaluate removal and impact to existing trees as a result of the path construction and bridge construction over Fanno Creek and the adjacent floodplain. In taking action on the proposed development, the Board shall base its decision on the approval criteria identified in Section 40.75. The development proposal is located at between SW Allen Boulevard and SW 105th Avenue; Washington County Assessor's Map 1S1-22AA on Tax Lots 100, 200, 300, 400, 500 and on Map 1S1-22AD on Tax Lot 1900. The affected parcels are zoned Community Service (CS) and are approximately a total of 23 acres in size.

3. SPRINT CELL TOWER AT JENKINS & MURRAY

The following land use applications have been submitted for the placement of a telecommunication facility consisting of six panel antennas placed atop a 76-foot monopole with lightning rod extension for an overall height of 80 feet. In addition, the applicant proposes to place seven equipment cabinets at grade below the monopole. The proposed monopole and related equipment would be enclosed by a six-foot chain-link fence. The site proposed for placement of the facility is generally located at the southeast corner of SW Jenkins Road and SW Murray Boulevard. The site can be specifically identified as Tax Lot 1700 on Washington County Tax Map 1S1-09BB and is addressed at 14480 SW Jenkins Road. The site is zoned Campus Industrial (CI) and is approximately 0.74 acres in size. Within the CI zone, facilities related to utility distribution are permitted with Conditional Use approval.

BDR2001-0005: Type III Design Review

Request for Design Review approval of the proposed telecommunication facility with associated landscaping and parking. In taking action on the proposed development, the Board of Design Review shall base its decision on the approval criteria listed in Section 40.10.15.3.C.

4. SUNSET PORSCHE BUILDING ADDITION

The following land use applications have been submitted for the construction of a new Porsche Dealership. The development proposal is located at 4050 SW 139th Way; Washington County Assessor's Map 1S1-16BA, on Tax Lot 600. The site is zoned General Commercial (GC) and is approximately 3.07 acres in size.

A. BDR2000-0201: Type III Design Review

Request for Design Review approval for the construction of an approximately 6,283 square foot building. The proposal includes the addition of associated parking and landscaping. In taking action on the proposed development, the Board of Design Review shall base its decision on the approval criteria listed in Section 40.10.15.3.C.

B. VAR2001-0002: Design Variance

Request for Design Variance approval in order to reduce the building setback along the north property line to allow a future 10 foot side yard setback. In taking action on the proposed development, the Board of Design Review shall base its decision on the approval criteria listed in Section 40.80.15.3.C.

C. VAR2001-0003: Design Variance

Request for Design Variance approval in order to reduce the Code required 15 percent of landscape area to 13.8 percent. In taking action on the proposed development, the Board of Design Review shall base its decision on the approval criteria listed in Section 40.80.15.3.C.

APPROVAL OF MINUTES

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.